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Building Commissioner

MEMORANDUM

TO: Chairman Bailey and Members of the Zoning Board of Appeals

FROM: Christine McCall, Assistant Planner
Dept. of Planning and Development, Div. of Development Services

CC: Judy Tymon, Senior Planner
Joe Giniewicz, Associate Planner

DATE: July 6, 2016

RE: 577 Middlesex Street—Special Permit

PROJECT SUMMARY

An application was submitted by Meire Gali Manin seeking Special Permit approval for the use of an auto repair shop at 577 Middlesex Street. The proposed project is located in the Urban Mixed Use (UMU) zoning district and requires Special Permit approval under Sec. 12.1.6.d of the Lowell Zoning Ordinance.

COMMENTARY

1. Advanced Auto Center has been an operating business at 577 Middlesex Street for approximately ten (10) years without the proper Special Permit for Use from this Board. A violation notice was issued to the property owner on January 16, 2016 for violation of 4.3.5 (unregistered cars) and 12.6.b (auto sales) of the Zoning Ordinance.
 - a. After their application was filed, it came to our attention that Advanced Auto Center does not sell cars on-site. Advanced Auto Center repairs vehicles on site, which still does require a Special Permit for use (12.1.6.d).
 - b. Outdoor Auto Sales is not an allowed use in the UMU zoning district.
2. The Board may wish to require the applicant to limit the number of unregistered vehicles on site at any given time.
3. The Board may wish to require the applicant to do some landscaping along the rear of the parking lot to provide a barrier between the business and the Pawtucket Canal.
4. There are approximately fifty (50) parking spaces on site available for the auto repair center. The required number of parking spaces required for this use is two (2) parking spaces per service

bay. The Board may wish to ask the applicant to install signage designating parking spaces for customers.